



# COUNTY OF SAN DIEGO

## DEPARTMENT OF PLANNING AND LAND USE: Zoning

### DEFINITIONS AND REGULATIONS FOR DETACHED POOLHOUSES, ART OR MUSIC STUDIOS, AND RECREATION ROOMS

#### EXCERPTS FROM THE ZONING ORDINANCE

#### SECTION 1100 DEFINITIONS

**Accessory Building:** A portion of a main building or a detached subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

**Accessory Use:** A use customarily incidental and accessory to the principal use of the land or the building site, or to a building or other structure located on the same building site as the accessory use.

#### SECTION 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted.

**b. Detached Poolhouses, Art or Music Studios, and Recreation Rooms** shall be limited to the following:

One detached Poolhouse, Art or Music Studio, or Recreation room is permitted, provided the structure meets main building setbacks and is not designed for use as a guest living quarters or commercial use, unless permitted by the applicable requirements of the Use Regulations. Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The size of detached Poolhouses, Art or Music Studios, and Recreation Rooms shall be combined with the total allowable square footage of detached private garages and carports, storage buildings, workshops, hobby shops, and other similar non-habitable structures for purposes of size limitations specified in paragraphs below.

#### THE FOLLOWING TEXT IS FOR ALLOWABLE SQUARE FOOTAGE DETERMINATION ONLY:

#### SECTION 6156

**g.** The combined area of all detached Poolhouse, Art or Music Studio, or Recreation room, detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses shall be limited as follows:

1. On lots of less than one acre gross, the combined area of all such structures shall not exceed 1,000 sq. ft. or 25% of the living area of the principal residence, whichever is greater.
2. On lots of one acre gross or larger but less than 2 acres, the combined area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater.
3. On lots of 2 acres or larger but less than 4 acres, the combined area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater.
4. On lots of 4 acres or larger, the combined area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.